

What are the requirements?

The City's ADU ordinance regulates the development of ADUs. ADUs may be permitted on single-family residential lots and must meet all zoning requirements including setback, height and parking standards and building safety regulations. The ADU ordinance and permit process is online at: www.SedonaAz.gov/ADU

Some of the key provisions include:

- Only one ADU is allowed per lot.
- The total number of people on a property cannot exceed the definition of "family" as described in Article 2, of the Land Development Code.
- A mobile home, travel trailer or recreational vehicle cannot be used as a detached ADU.
- ADUs cannot be rented for less than 90 days, cannot be used as short-term vacation rentals or as a bed and breakfast.
- The property owner must live in either the single-family home or the ADU.
- ADUs must be designed to complement the architectural design of the single-family home.
- ADUs are restricted to a minimum and maximum size based on the size of the single-family home.

ADU Examples

One Bedroom, 625 sq. ft ADU



Two Bedrooms, 800 sq. ft. ADU



Important Considerations

- ✓ Check with City staff regarding ADU application submittal and building permit requirements.
- ✓ Check with City staff to determine applicable fees (e.g. sewer capacity and building permit fees).
- ✓ Check with your Homeowner Association to determine if there are restrictions that may affect the creation of an ADU in your subdivision.
- ✓ Check with the Sedona Fire District for fire sprinkler requirements.
- ✓ Check with the various utility agencies to determine utility requirements and options.
- ✓ Check with the County regarding existing septic system to certify that it can handle the extra capacity.
- ✓ Check with City staff regarding properties on the City's sewer system, as larger capacity pumps and piping may be required.



ADUs can provide a number of benefits to the community, homeowners and renters including:

- Additional options for long-term rental housing.
- Housing opportunities for those with moderate-incomes who might otherwise have difficulty finding housing in Sedona.
- A means for property owners to exchange or adjust rent for security, companionship, care giving and other services.
- Extra income that can be used towards a mortgage payment, help with ongoing maintenance, or cover emergency home repairs.
- Housing appropriate for people at all stages in the life cycle (e.g. first time homebuyers, people on fixed incomes, young families and seniors).
- The ability to offer a separate self contained living unit to family members.
- Supports sustainability principles and reduces the length of commute times.
- People who live in the community, invest in the community.

On January 12, 2010, Sedona's City Council approved an ordinance allowing for the long-term rental of ADUs. This ordinance became effective on February 11, 2010 and will remain in effect until 88 new ADUs are created or until February 11, 2015, whichever comes first. At that time, the ADU ordinance will be terminated unless City Council decides to extend the ordinance.

The ADU ordinance provides specific regulations concerning the creation and use of an ADU. For more information about the ADU ordinance, visit the City's website at www.SedonaAz.gov/ADU. Copies of the ordinance are also available at the City's Community Development Department or by calling 928.282.1154.

Contact Community Development staff for more information about Sedona's ADU Program requirements, application, permit, inspection process and applicable fees.

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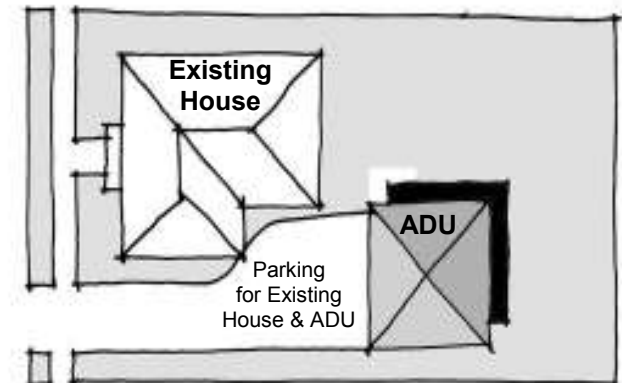
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Accessory Dwelling Unit (ADU) Program

An Accessory Dwelling Unit is a second self-contained living unit on a residential lot that includes a kitchen, bathroom, sleeping and living areas. An ADU may be located either inside, attached to, or detached from the primary home. Another common term for an ADU is "Mother in Law" suite.



Site Plan Example